

CITY OF MILPITAS



455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479
GENERAL INFORMATION: 408-586-3000, TDD: 586-3013, www.ci.milpitas.ca.gov

MITIGATED NEGATIVE DECLARATION **ENVIRONMENTAL IMPACT ASSESSMENT (EIA) NO. EA14-0001**

A NOTICE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED (PUBLIC RESOURCES CODE 21,000 ET SEQ.), THAT THE PUBLIC STORAGE REMODEL, WHEN IMPLEMENTED WITH THE REQUIRED MITIGATIONS, WILL NOT HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Project Title: Public Storage Remodel

Project Description: The project includes three parcels along Watson and Pecten Courts. The site is bound by Montague Expressway to the north, Pecten Court and I-680 to the east, and Berryessa Creek Trail to the west. The site is developed and utilized as a mini-storage facility with 36 one-story mini-storage buildings and parking lots. The project includes a request for a Conditional Use Permit to allow an increase in floor area ratio (FAR) at 1600 Watson Court from 41% to 62%, 1601 Watson Court from 27% to 48% and 1080 Pecten Court from 23% to 59%. This represents a 49% increase over the allowable FAR on site. The project entitlements also include a Site Development Permit for the following:

- 1601 Watson Court: The project includes demolishing two buildings closest to Montague Expressway, approximately 5,600 square feet. It also includes constructing a new two-story building, approximately 35,548 square feet.
- 1600 Watson Court: The project includes demolition of seven buildings and partial demolition of five buildings and construction of one new three-story, 39.5-foot tall building, with office and mini storage units, approximately 78,450 square feet. At the rear of the property, the proposal will create vehicle access through to the Pecten Court property.
- 1080 Pecten Court: The project includes removing 100 existing parking stalls utilized for vehicular storage and constructing a new three-story 35 feet tall, 85,350 square feet with a 28,450 square foot basement mini-storage building.

The draft Mitigated Negative Declaration (MND) was circulated in the spring of 2014. The scope of work has changed; therefore, the Mitigated Negative Declaration (MNS) is recirculating.

Project Location: 1600, 1601 Watson Court and 1080 Pecten Court, located south of Montague Expressway. APNs 92-08-093, -042, and -051

Project Proponent: Public Storage Properties LTD, Jim Fitzpatrick, 701 Western Ave Glendale, CA 91201

Maps:
Figure 1: Regional Map

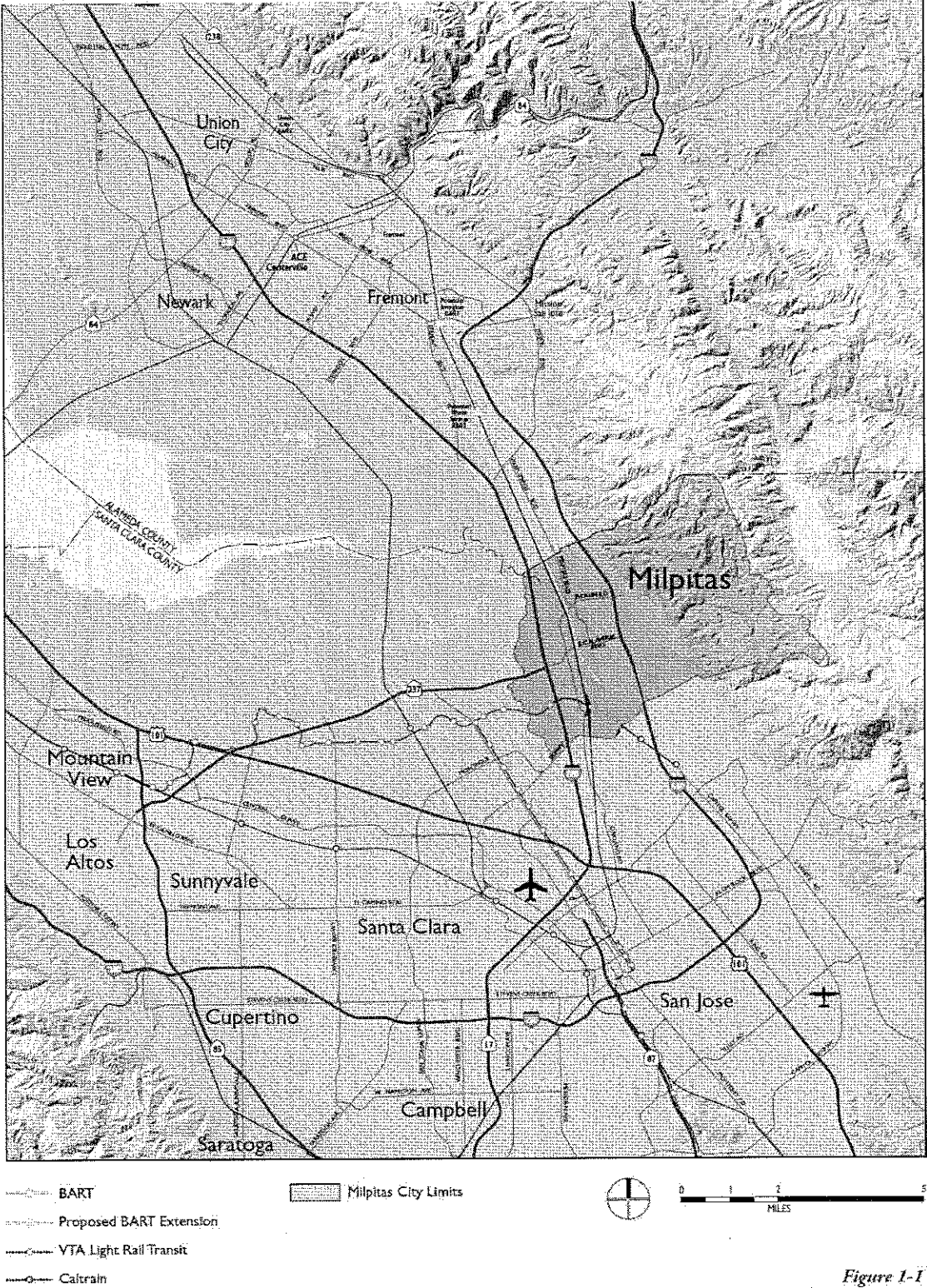


Figure 2: Zoning Map/ Site Location

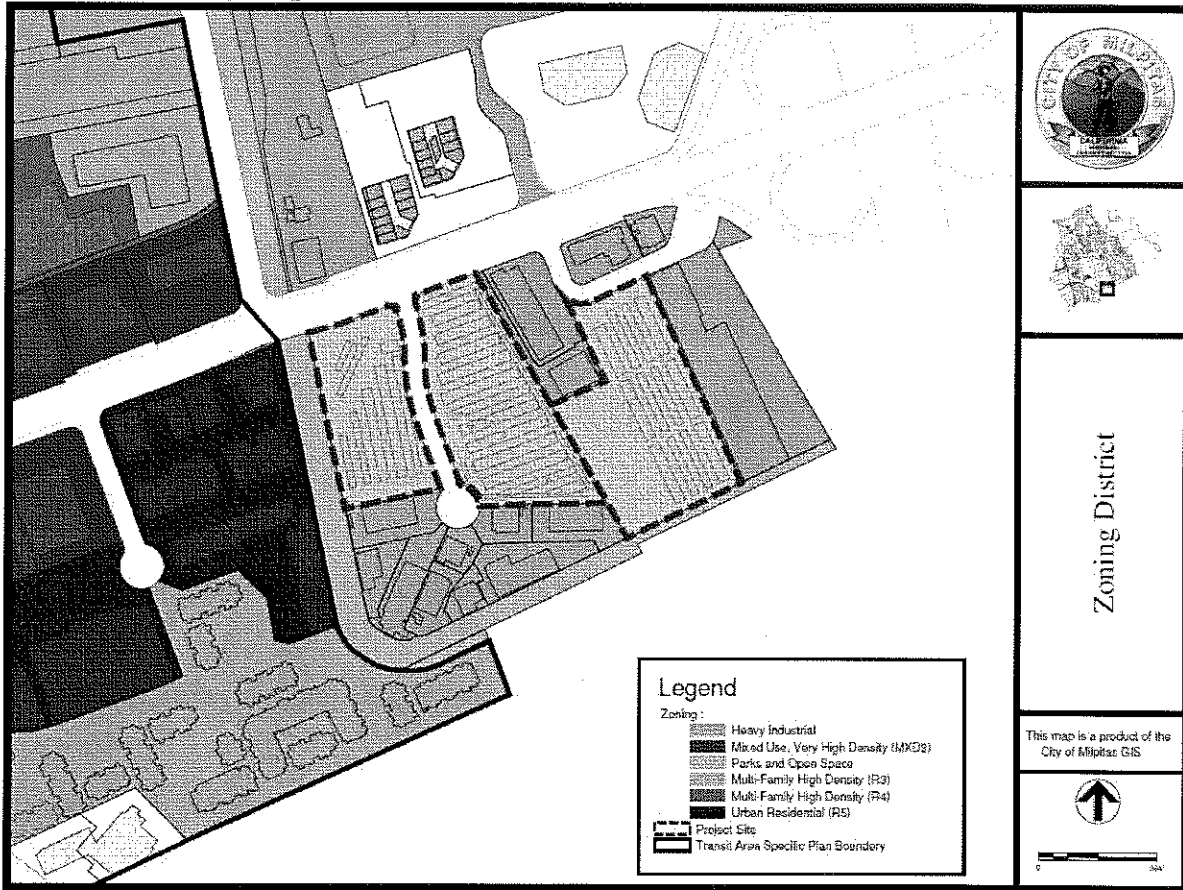


Figure 3: Vicinity Map / Site Location



The City of Milpitas has reviewed the Environmental Impact Assessment for the above project based on the information contained in the Initial Study and finds that the project will have no significant impact upon the environment with the implementation of the following mitigation measures, as recommended in the EIA.

Required Mitigation Measures:

AIR-1: BAAQMD has prepared a list of feasible construction dust control measures that can reduce construction impacts to a level that is less than significant. The following construction practices shall be implemented during construction of the proposed project:

- a) Water all active construction areas at least twice daily.
- b) Cover all trucks hauling soil, sand, or other loose materials or require all trucks to maintain at least two feet of freeboard
- c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction site.
- d) Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
- e) Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
- f) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- g) Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)
- h) Install sandbags or other effective erosion control measures to prevent silt runoff to public roadways.
- i) Replant vegetation in disturbed areas as quickly as possible.

CUL-1: As required by County ordinance, this project has incorporated the following guidelines. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items

associated with Native American burials on the property in a location not subject to further subsurface disturbance.

HYDRO-1.1: Prior to construction of the project, the City shall require the applicant to submit a Storm Water Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) to the State of California Water Resource Quality Control Board to control the discharge of storm water pollutants including sediments associated with construction activities. Along with these documents, the applicant may also be required to prepare an Erosion Control Plan. The Erosion Control Plan may include Best Management Practices (BMPs) as specified in the California Storm Water Best Management Practice Handbook (such as silt fences/straw waddles around the perimeter of the site, regular street cleaning, and inlet protection) for reducing impacts on the City's storm drainage system from construction activities. The SWPPP shall include control measures during the construction period for:

- Soil stabilization practices,
- Sediment control practices,
- Sediment tracking control practices,
- Wind erosion control practices, and
- Non-storm water management and waste management and disposal control practices.


HYDRO-1.2: Prior to issuance of a grading permit, the applicant shall be required to submit copies of the NOI and Erosion Control Plan (if required) to the Department of Public Works. The applicant shall also be required to maintain a copy of the most current SWPPP on-site and provide a copy to any City representative or inspector on demand.

HYDRO-1.3: The development shall comply with City of Milpitas ordinances, including erosion- and dust-control during site preparation and grading, and maintaining adjacent streets free of dirt and mud during construction.

HYDRO-1.4: The proposed development shall comply with the NPDES permit issued to the City of Milpitas. This will reduce the construction impacts to less than significant with the mitigation measures listed above.

NOISE-1: Project grading and construction activities shall not occur outside the hours of 7:00 a.m. to 7:00 p.m. on weekdays and weekends, and shall not occur on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, as per the City of Milpitas Noise Ordinance.

Copies of the E.I.A. may be obtained at the Milpitas Planning Division, 455 E. Calaveras Boulevard, Milpitas, CA 95035.

By:  Senior Planner City of Milpitas Date: 11/24/14
Name, Title

